LOT 5
NORTHWOOD FARMS OR 2465/940
ESMT IN OR 2554-346

NEW JUSTIN & ADRIAN/
17878 CR 121
BRYCEVILLE, FL 32009

2026

06-1N-23-0325-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

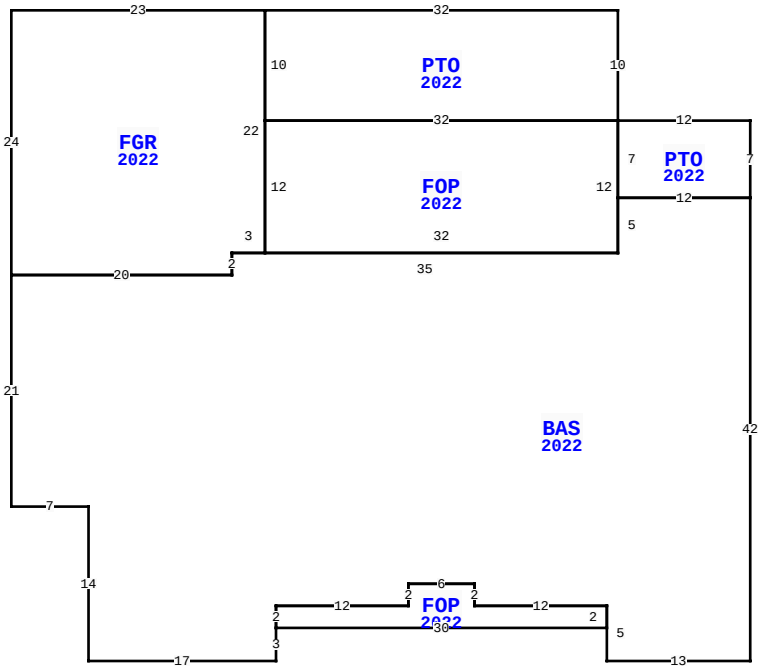
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,239	100	2022	2,239	345,348
FGR	546	55	2022	300	46,273
FOP	72	30	2022	22	3,394
FOP	384	30	2022	115	17,738
PTO	84	5	2022	4	617
PTO	320	5	2022	16	2,468
TOTALS	3,645			2,696	415,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,696	112.0896	155.80	420,037	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 2239 HX Base Yr



17878 CR 121, BRYCEVILLE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		415,837
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		220,370
TOTAL MARKET VALUE		639,672
SOH/AGL Deduction		20,720
ASSESSED VALUE		618,952
TOTAL EXEMPTION VALUE	13	618,952
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		639,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		681,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017783	CO ISSUED	0	12/02/2022
21017461	NEW CONSTR	381,387	12/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2486/1847	8/09/2021	WD	Q	V	01	159,900

GRANTOR: 320 NASSAU LLC
GRANTEE: NEW JUSTIN & ADRIAN

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] N7 W12 PTO=[YR=2022] N10 W32 FGR=[YR=2022] W23 S24 E20 N2 E3 N22$ S10 E32$ FOP=[YR=2022] W32 S12 E32 N12$S7 E12$ BAS=[YR=2022] W12 S5 W35 S2 W20 S21 E7 S14 E17 N3 FOP=[YR=2022] E30 N2 W12 N2 W6 S2 W12 S2$ N2 E12 N2 E6 S2 E12 S5 E13 N42$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	OR	0.00	0.00	16.40	AC		1.00	1.00	1.00	13,000.00	13,000.00	213,200							
2	009605	C	WETLANDS	100		OR	0.00	0.00	7.17	AC		1.00	1.00	1.00	1,000.00	1,000.00	7,170							

REVIEW DATE 01/01/2023 BY CD Total Acres: 23.57 Total Land Value: 220,370 Market: 0 Agricultural: 0 Common: 220,370 PRINTED 07/09/2026 BY SYS